



DAVID EVANS
AND ASSOCIATES INC.

ADDENDUM

DATE: May 28, 2019

TO: Jana Fox
City of Beaverton

FROM: Josh Anderson, PE, PTOE

SUBJECT: LifeTime TIA Addendum #5: Change of Use

PROJECT: LTFR 0000-0001

CC: Jinde Zhu (Washington County) & Avi Tayar (ODOT)

On May 15, 2019, the City of Beaverton Planning Commission heard the application for the proposed Life Time (LT) Project in Beaverton, Oregon. The Project included four elements: a 140,000 square foot fitness facility, 10 tennis courts, 31,170 square feet of office space (Life Work), and a parking structure. The Project elements were located in two buildings: (1) the fitness facility and the Life Work facility were in a single building, with the Life Work facility on the top floor; and (2) the parking garage and tennis courts were in a single building, with the tennis courts on the top floor. It appeared that the Commission's primary concern was the request for a major adjustment to the height that would allow the tennis courts to be placed on top of the parking garage and the Life Work facility to be placed on top of the main fitness facility. With this approach, both buildings would require a major adjustment from the zone's maximum height allowance.

To respond to comments from the Commission and public testimony, LT has eliminated the tennis courts, relocated the Life Work facility on top of the parking structure, and provided a main entrance to Life Work on Cedar Hills Boulevard. The modifications result in the elimination of 10 tennis courts and an increase in Life Work square footage by 13,830 sq ft (from 31,170 sq ft to 45,000 sq ft). This memorandum summarizes the resulting change in various components of the Traffic Impact Analysis (TIA) submitted by Life Time in February 2019.

Trip Generation: Table 1 below shows the trip generation totals that were presented in the TIA dated February 2019.

Table 1: Original Net Net Trip Generation

	Land Use	ITE LUC	Size	TRIP GEN RATES			TRIPS			Pass By		TRIPS (Without Pass-By)		
				Total	In	Out	Total	In	Out	%	Trips	Total	In	Out
AM Peak Hour	LTF	<i>LT Study</i>	140 1,000 SF	2.46	0.56	0.44	344	192	152	29%	100	244	136	108
	Racquet/Tennis Club	491*	10 Courts	2.85	0.50	0.50	29	15	14	NA	0	29	15	14
	Office	710	31.17 1,000 SF	1.16	0.86	0.14	36	31	5	NA	0	36	31	5
Total Net New Trips After Pass-by Reduction:												309	182	127
	Land Use	ITE LUC	Size	TRIP GEN RATES			TRIPS			Pass By		TRIPS (Without Pass-By)		
				Total	In	Out	Total	In	Out	%	Trips	Total	In	Out
PM Peak Hour	LTF	<i>Study</i>	140 1,000 SF	4.35	0.59	0.41	609	361	248	29%	177	432	256	176
	Racquet/Tennis Club	491	10 Courts	3.82	0.50	0.50	38	19	19	NA	0	38	19	19
	Office	710	31.17 1,000 SF	1.15	0.16	0.84	36	6	30	NA	0	36	6	30
Total Net New Trips After Pass-by Reduction:												506	281	225

*Note: Trip generation rate for AM peak hour of adjacent street based of AM to PM ratio of peak hour of generator



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Table 2 shows the trip generation totals after the removal of the tennis courts and the increase in the size of the Life Work facility (office space) from 31,170 square feet to 45,000 square feet.

Table 2: Updated Net Net Trip Generation

AM Peak Hour	Land Use	ITE LUC	Size	TRIP GEN RATES			TRIPS			Pass By		TRIPS (Without Pass-By)		
				Total	In	Out	Total	In	Out	%	Trips	Total	In	Out
	LTF	<i>LT Study</i>	140 1,000 SF	2.46	0.56	0.44	344	192	152	29%	100	244	136	108
	Office	710	45 1,000 SF	1.16	0.86	0.14	52	45	7	NA	0	52	45	7
Total Net New Trips After Pass-by Reduction:												296	181	115

PM Peak Hour	Land Use	ITE LUC	Size	TRIP GEN RATES			TRIPS			Pass By		TRIPS (Without Pass-By)		
				Total	In	Out	Total	In	Out	%	Trips	Total	In	Out
	LTF	<i>Study</i>	140 1,000 SF	4.35	0.59	0.41	609	361	248	29%	177	432	256	176
	Office	710	45 1,000 SF	1.15	0.16	0.84	52	8	44	NA	0	52	8	44
Total Net New Trips After Pass-by Reduction:												484	264	220

A comparison of Tables 1 and 2 show that the new land use proposal results in a **reduction** of AM and PM peak hour trip generation. The total trips in the AM peak hour are expected to be reduced by 13 vehicles, while the PM peak hour trips are expected to be reduced by 22 vehicles.

Trip Distribution: The February 2019 TIA assumed that the trip distribution for both the tennis and office uses were the same (shown in TIA Figure 7). By removing the tennis trips and adding in a smaller amount of office trips, the overall trip distribution patterns remain the same with the update in land use.

Conclusion: To meet the City of Beaverton height restrictions and not apply for a major adjustment, Life Time has modified their development plan to remove the tennis use and increase the office use from 31,170 square feet to 45,000 square feet. This modification results in a slight **decrease** in trip generation. As such, the traffic mitigations identified in the February 2019 TIA will remain applicable to the revised proposal.